



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
SUBDIVISION REPORT - CONCEPT/USE ON REVIEW**

▶ **FILE #:** 4-SD-16-C **AGENDA ITEM #:** 7  
4-I-16-UR **AGENDA DATE:** 7/14/2016

POSTPONEMENT(S): 4/14/2016

▶ **SUBDIVISION:** GREEN BRIAR RETIREMENT COMMUNITY  
▶ **APPLICANT/DEVELOPER:** JAMES LORD, GLEN GLAFENHEIN, MARGARET AVERY  
OWNER(S): Honors Real Estate

TAX IDENTIFICATION: 148 001 [View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: W Governor John Sevier Hwy

▶ **LOCATION:** South side of W. Governor John Sevier Hwy., east of Government Farm Rd.

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Knob Creek & Stock Creek

▶ **APPROXIMATE ACREAGE:** 48.67 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision, Apartments and Assisted Living Facility

SURROUNDING LAND USE AND ZONING: North: Vacant land / A (Agricultural)  
South: Residences / A (Agricultural)  
East: Residences / RA (Low Density Residential)  
West: Residences / A (Agricultural)

▶ **NUMBER OF LOTS:** 78

SURVEYOR/ENGINEER: DSH & Associates, LLC

ACCESSIBILITY: Access is via W. Governor John Sevier Hwy., a major arterial street with a three lane pavement section within a 120' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

**STAFF RECOMMENDATION:**

▶ **TABLE** this concept plan as requested by the applicant

▶ **TABLE** this development plan as requested by the applicant

**COMMENTS:**

The applicant is proposing to develop this 48.67 acre tract with a mix of residential uses that includes a detached residential subdivision, independent living apartments, and an assisted living facility. This site was rezoned to PR (Planned Residential) at a density of up to 5 du/ac on June 23, 2008.

The applicant has requested that the application be tabled to allow time to address comments from staff and to make changes to the development plan.

ESTIMATED TRAFFIC IMPACT: 825 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

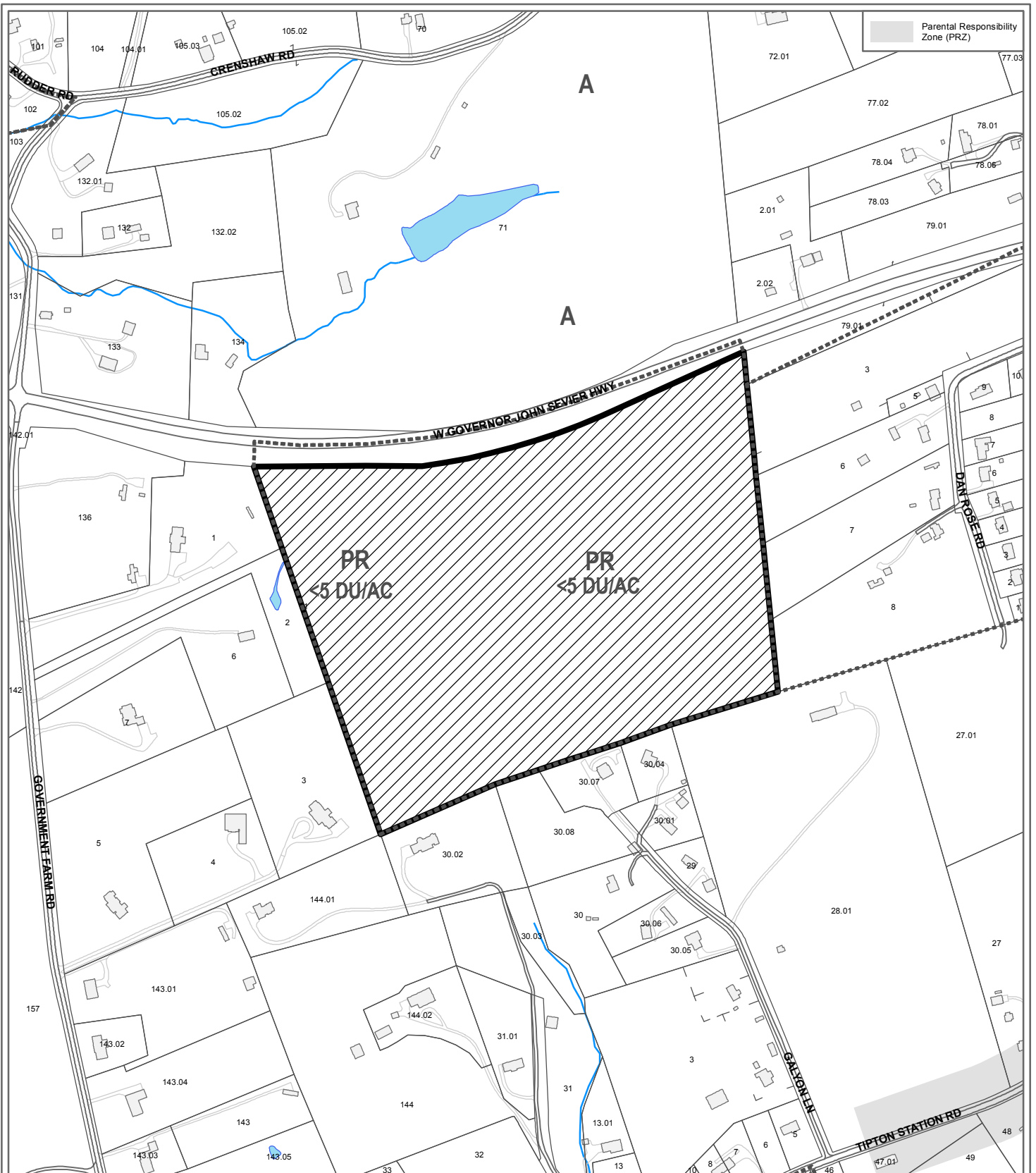
ESTIMATED STUDENT YIELD: 29 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Bonny Kate Elementary, South Doyle Middle, and South Doyle High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



**4-SD-16-C / 4-I-16-UR  
CONCEPT PLAN/USE ON REVIEW**

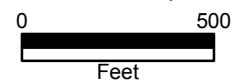


Detached Residential Subdivision, Apartments and Assisted Living Facility  
in PR (Planned Residential)

Petitioner: James Lord, Glen Glafenhein,  
Margaret Avery  
Green Briar Retirement  
Community

Map No: 148

Jurisdiction: County



Original Print Date: 3/21/2016

Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

44-112.2 Certification of Use on Review

I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.

Registered Engineer: *David L. Bowers* Feb. 22, 1976

Tennessee Certificate No. 11894  
CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

THIS IS TO CERTIFY THAT THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION PLAN AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS OR OTHER PUBLIC WAYS AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: \_\_\_\_\_

OWNER: Avery Margaret I Jones  
180 Scott St  
Harrogate, TN 37752-7300

PHONE: \_\_\_\_\_  
DATE: \_\_\_\_\_

DEVELOPER: Glen Clafanhan  
Honors Real Estate  
2009 Thunderbolt Road, Suite 204  
Knoxville, TN 37922  
865-363-4321

**ASSISTED LIVING FACILITY**  
PLACED ON A 5.1 ACRE LOT  
FOUR SEPARATE WINGS IN BUILDING.  
EACH WING HOLDS 18 UNITS.  
ONE BEDROOM PER UNIT.  
A TOTAL OF 72 UNITS.  
A TOTAL OF 72 OCCUPANTS.  
PARKING REQUIREMENTS CALCULATED AS FOLLOWS:  
ASSUME ONE PARKING SPACE PER OCCUPANT WILL COVER OCCUPANT, VISITORS, AND STAY-PARKING DEMANDS.  
THEREFORE A TOTAL OF 72 PARKING SPACES.

**INDEPENDENT LIVING FACILITY**  
PLACED ON A 6.1 ACRE LOT  
A TWO STORY BUILDING WITH 44 UNITS PER FLOOR.  
THEREFORE A TOTAL OF 88 UNITS.  
108 OF THE UNITS WILL BE 2 BEDROOM.  
90% OF THE UNITS WILL BE ONE BEDROOM.  
A TOTAL OF 97 OCCUPANTS.  
PARKING REQUIREMENTS CALCULATED AS FOLLOWS:  
10% X 1.5 BAYS PER TWO BR +  
90% X 1 BAY PER ONE BR = 1.05 BAYS PER UNIT.  
EQUALS A TOTAL OF 92.4 BAYS.  
THEREFORE 93 BAYS (PARKING SPACES)

**FUTURE USE SENIOR CENTER "A"**  
PLACED ON A 1.4 ACRE LOT

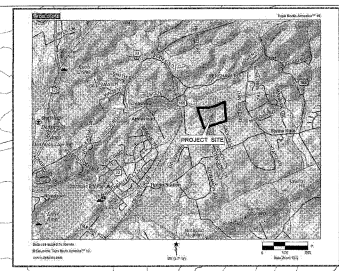
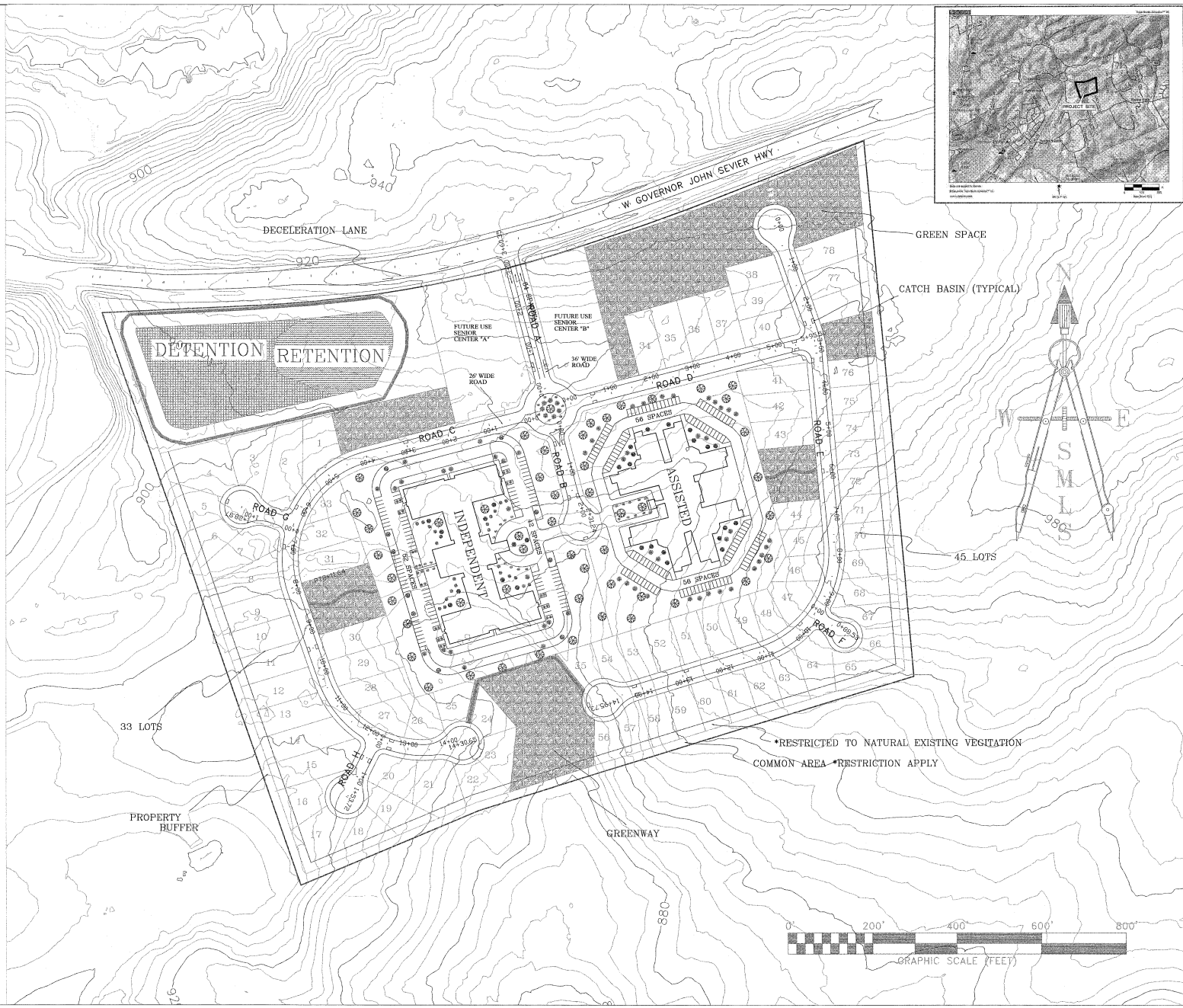
**FUTURE USE SENIOR CENTER "B"**  
PLACED ON A 1.1 ACRE LOT

**PROPOSED PROPERTY RESTRICTIONS**  
ALONG THE WESTERN, SOUTHERN, AND EASTERN PROPERTY BOUNDARIES, THE FOLLOWING RESTRICTIONS ARE SHOWN:  
A 20 FOOT COMMON AREA BUFFER OWNED AND MAINTAINED BY THE HOA. RESTRICTIONS INCLUDE NO TREE CLEARING AND NO CONSTRUCTION OF STRUCTURES OTHER THAN WHAT IS REQUIRED BY UTILITY/STORMWATER.  
IN SIDE THAT 20 FOOT BUFFER THERE WILL BE AN ADDITIONAL RESTRICTION PLACED ON EACH LOT. THIS INCLUDES A 20 FOOT WIDE "NATURAL VEGETATION BUFFER". LOT OWNERS WILL NOT BE ALLOWED TO DISTURB NATURAL VEGETATION IN THIS BUFFER AREA. HOWEVER UTILITY/STORMWATER SYSTEMS ARE ALLOWED.

**UTILITY CONNECTIONS**  
TIE IN TO BOTH WATER AND SEWER WERE DISCUSSED AND TENTATIVELY AGREED UPON WITH KNOX CHAPMAN.  
FOR WATER, THE DEVELOPMENT WILL CONNECT TO AN EXISTING 6 INCH WATER LINE THAT RUNS IN THE RIGHT OF WAY ON THE SOUTH SIDE OF W GOVERNOR JOHN SEVIER. ACCORDING TO KNOX CHAPMAN, THERE IS SUFFICIENT WATER PRESSURE AND VOLUME TO HANDLE THE NEW DEVELOPMENT. DURING THE CONCEPT PLAN PHASE, KNOX CHAPMAN WILL CONDUCT AN ON-SITE FLOW AND PRESSURE TEST FOR DESIGN PURPOSES.  
FOR SEWER, THE DEVELOPMENT WILL USE ON-SITE PUMP SYSTEMS TO PUMP EFFLUENT TO THE NE CORNER OF MARTIN MILL PIKE AND W GOVERNOR JOHN SEVIER HWY WHERE THERE IS AN EXISTING MAN-HOLE.

**STREETS & ROW**  
THE STREETS AND 50 FT ROW WILL BE DEDICATED AS PUBLIC ROADWAY AND THE STREETS WILL BE CONSTRUCTED TO KNOX COUNTY STANDARDS.  
THERE WILL BE A 5 FT UTILITY AND DRAINAGE EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND A 10 FT U&D EASEMENT ALONG ALL FRONT LOT LINES.

**NUMBER OF LOTS:**  
78 RESIDENTIAL VILLA LOTS  
4 RETIREMENT COMMUNITY LOTS



NO.	CHK.	DATE	DESCRIPTION
1	DB	2-15-16	RELEASE FOR FINAL MFC REVIEW

**USE ON REVIEW FOR  
THE GREEN BRIAR  
RETIREMENT COMMUNITY  
W Governor John Sevier Hwy  
Knoxville, TN 37920**  
Knox CO, Tennessee, PARCEL #148 001

**AAA DSH & Associates, LLC**  
Engineers and Consultants  
2009 Thunderbolt Road  
Suite 204  
Knoxville, TN 37922  
865-756-5640



JOB NO. 1001  
SCALE: 1" = 100'

**C - 2.0**  
4-5-16-C  
4-1-16-0-R  
REVISED  
8-22-16